

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial & PD471 Planned Development / vacant
East "A-5" One-Family & PD471 Planned Development / single-family, vacant & Wal Mart grocery
South "A-5" One-Family / single-family
West "G" Intensive Commercial / Chisholm Trail Pkwy

Recent Relevant Zoning and Platting History:

Zoning History: PD471 from C, F and G to PD/F with exclusions; site plan waived and PD471A; site plan required; effective 1/28/03; subject area and PD823 from A-5 and C to PD/MU-1, site plan required; effective 9/10/08 (north of the subject property). Several site plans have been submitted and approved for various uses.

Platting History: FP-15-125 Summer Creek Station subject area. FP-14-028 Summer Creek Station, subject property just to the east.

Site Plan Comments:

The revised site plan as submitted is in general compliance with the zoning regulations.

Items noted above shall be reflected on the site plan or waivers are required.

TPW/Transportation and Public Works site plan comments:

No comments have been submitted at this time.

Platting Comments:

No comments have been submitted at this time.

Fire Comments:

No comments have been submitted at this time.

Water Comments:

No comments have been submitted at this time.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Chisholm Trail Pkwy	Toll Road	Toll Road	No
Sycamore School	Commercial Connector	Commercial Connector	No

Public Notification:

300 foot Legal Notifications were mailed on July 17, 2017.

The following organizations were notified: (emailed July 21, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations	District 6 Alliance
Summer Creek South HA	Villages of Sunset Pointe HA*
Summer Creek Meadows HA*	Summer Creek HA
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

*Closest registered neighborhood organizations**

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to amend PD471A to add indoor pet kennel as a use.

Surrounding land uses consist of vacant land to the north, Chisholm Trail Parkway to the west, single-family to the south and Wal-Mart grocery store and vacant land to the east. Several commercial uses are proposed within this development.

The proposed zoning request **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the subject property as Mixed-Use Growth Center. The requested zoning change is consistent for the neighborhood commercial uses based on the following Comprehensive Plan policies:

- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps. (pg. 38)

Based on conformance with the future land use map and policy stated above the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

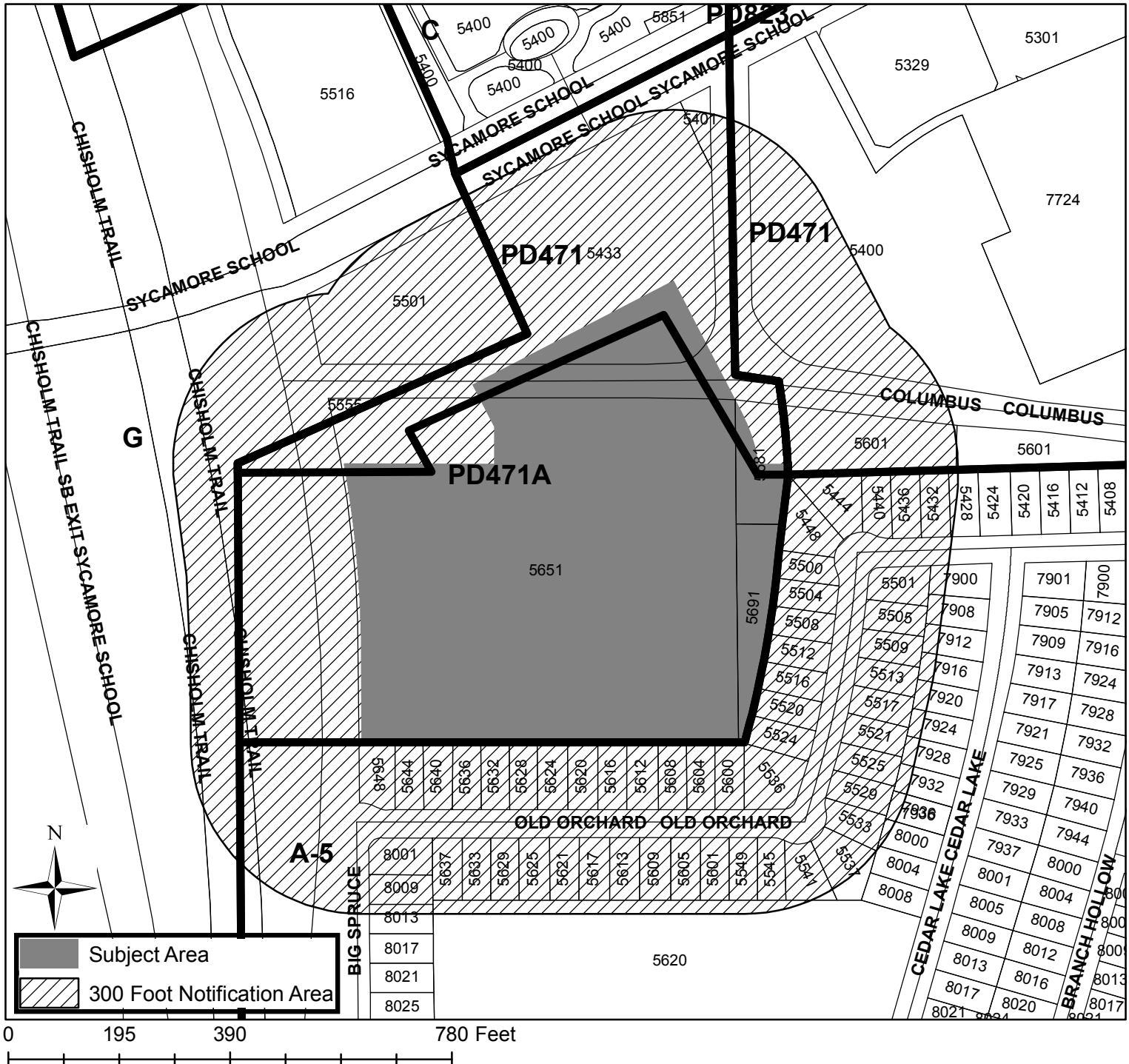
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan



ZC-17-123

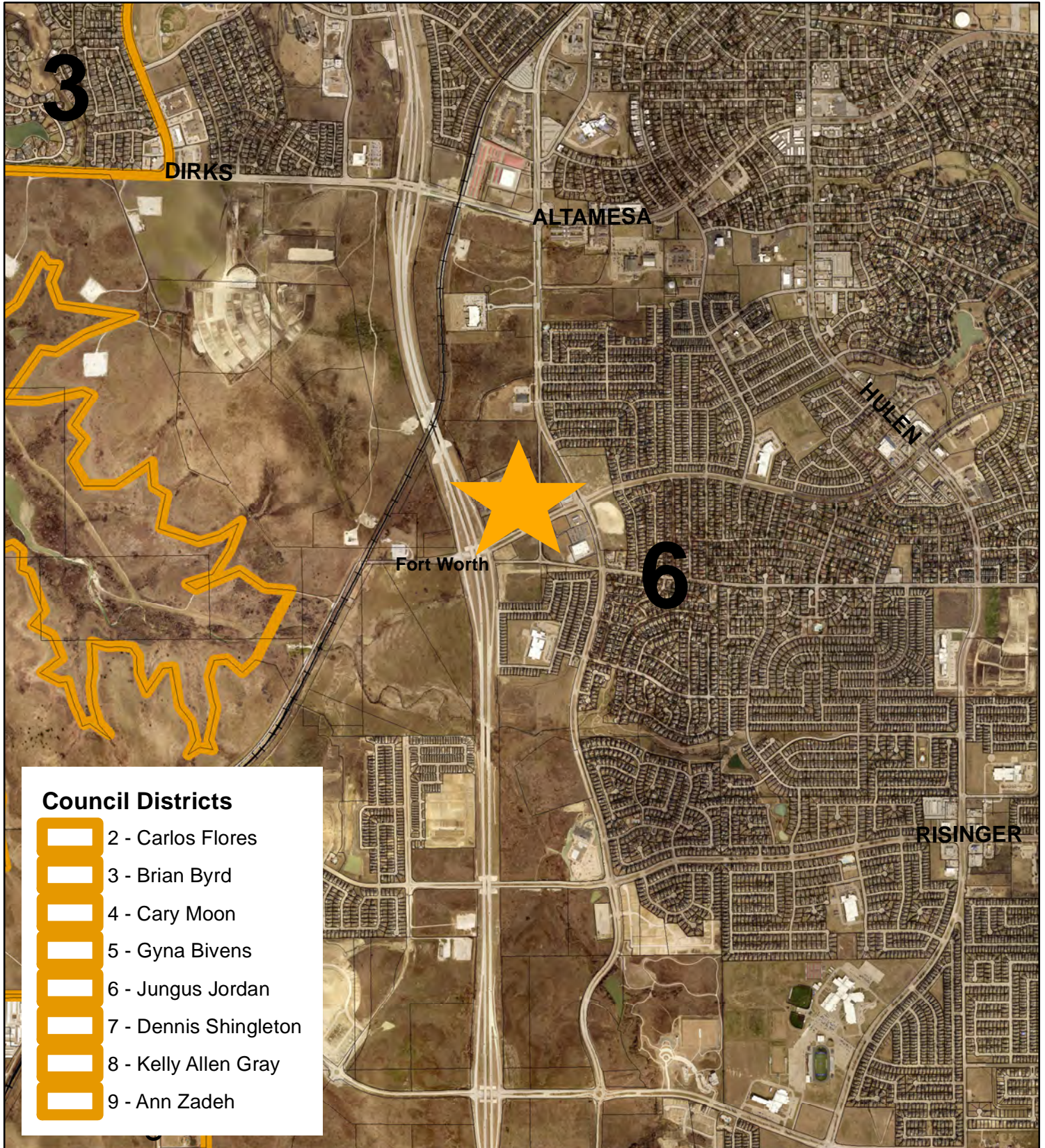
Area Zoning Map

Applicant: Summer Creek Station LLC
Address: 5500 & 5600 blocks Columbus Trail and Sycamore School Road
Zoning From: PDs 471 and 471A
Zoning To: PD 471A plus indoor pet kennel
Acres: 10.591675
Mapsc0: 102M Sector/District: Wedgwood
Commission Date: 8/9/2017 Contact: 817-392-8043



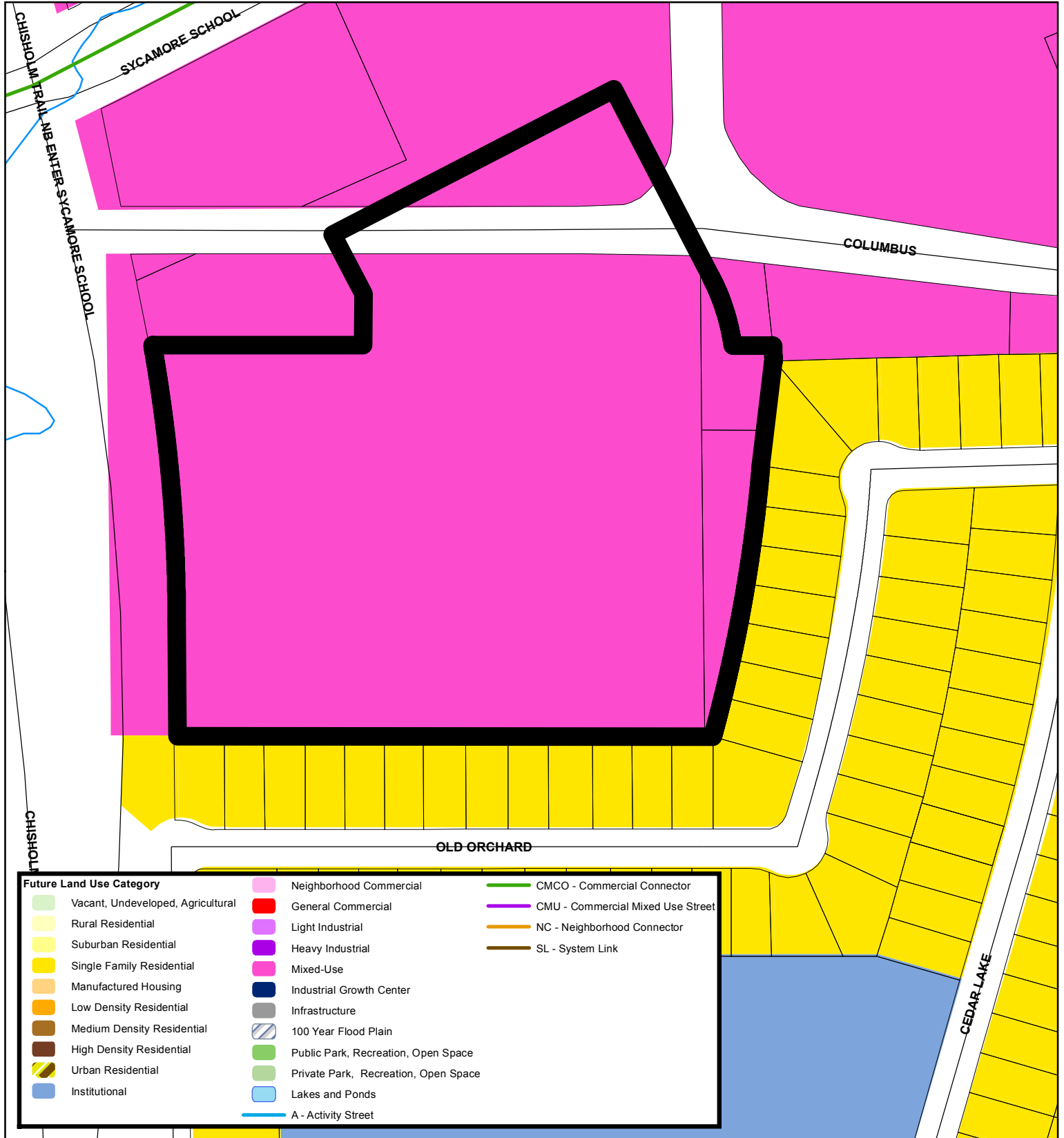
DESIGNED:	JBB	PROJECT NO: ZC-17-123	SHEET: 1 OF 1
DRAWN:	JBB		
CHECKED:	CMB		

Area Map




1,800 900 0 1,800 Feet

Future Land Use




150 75 0 150 Feet




Aerial Photograph



175 87.5 0 175 Feet

 100 Year Flood Zone

Aerial Photography Date February 2015



13. ZC-17-123 Summer Creek Station LLC (CD 6) – 5400-5600 blocks Columbus Trl and Sycamore School Rd (John F. Heath Survey, Abstract Number 641, John Van Lent Survey Abstract No. 1871, Puerta Tierra Irrigation Co. Survey, Abstract No. 1831, and the J. Asbury Survey, Abstract No. 52, 10.59 ac.) From: PD 471A Planned Development/Specific Use for all uses in “F” General Commercial District except sexually oriented businesses, tattoo parlor, shooting ranges (indoor) and gambling facilities; site plan required To: Amend PD 471A to add indoor animal pet kennel use; site plan included

Chris Biggers, 550 Bailey Ave Ste 400, representing the applicant, spoke about the history of the PD. He stated they had several meetings about the site, and had a meeting with Mr. Jordan about the pet resort in April. He offered to meet with the POA president, but the president said it was not necessary.

Motion: Following brief discussion, Ms. Runnels recommended Approval of the request, seconded by Ms. Trevino. The motion passed 8-1 with Ms. McDougall voting against.

<i>Document received for written correspondence</i>					ZC-17-123
Name	Address	In/Out 300 notification area	Position on case		Summary
Chris Biggers	550 Bailey Ave Ste 400		Support		Representing applicant
William Stonaker	14813 Dove Rd	Out	Support		Did not speak
Margaret Fletcher	5508 Old Orchard Dr	In		Opposition	Sent Letter

14. ZC-17-124 William Sosopartono (CD 7) – 2320 Tremont Ave (Hillcrest Addition, Block 12, Lot E, 0.21 ac.) From: “A-5/HC” One-Family/Historic & Cultural Overlay To: “B/HC” Two-Family/Historic & Cultural Overlay

William Sosopartono, 2320 Tremont Ave, owner, spoke about his history with the property. He is wanting to rezone it so he can secure a home equity loan from the bank.

Brenda Helmer, 4900 Birchman, representing the Arlington Heights NA, spoke in opposition of the request. She stated that the area was rezoned for a reason and if approved it could set a precedent for the area that they fought very hard for.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Denial of the request, seconded by Ms. Conlin. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-17-124
Name	Address	In/Out 300 notification area	Position on case		Summary
William Sosopartono	2320 Tremont Ave		Support		Owner
Brenda Helmer	4900 Birchman			Opposition	Representing Arlington Heights NA